

Differences between the H-3 to H-2 (all other uses are the same):

Uses	H2	H3	Uses	H2	H3
Apartment hotels	S		Truck terminals		P
Multiple family dwellings	S		Truck wash facilities		C
Single-family dwellings	S		All other uses in this Use Group Heavy Commercial	P	P
Townhouses	S		Coal yard		P
Two-family dwellings	S		Concrete dispensing units (small batch)		S
Outdoor retail sales		P	Creameries		P
Retail sales	P	C	Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals		S
Service and repair facilities	C	P	Liquefied petroleum, gas and similar gas used for fuel stored above ground		S
Theaters (outdoor)	S	P	Outdoor vehicle storage		C
Contractor services	C	P	Petroleum and petroleum products, bulk storage		S
Cabinet shops or stores		P	Warehouses		P
Lumber yards		P	Landfills, Limited		S
Truck stops		P			

P= Permitted by Right
C= Permitted with Conditions
S= Special Permit Required
blank= Not Permitted
red letters= changed by reFORM

Height: Changes from 55' in existing H-3 to 50' for H-2. For H-3 and H-2: unless adjacent to R-1 to R-4: Buildings abutting the R-1 through R-4 zoning districts shall be required to have one additional foot of setback to any required side and/or rear yard for each one foot of building height in excess of the lesser height of the district (45' for H-3; 35' for H-2).

Setbacks: Front yard is 20' in H-3 and 0' in H-2. Side yards in H-3 are 15' or 10% of the width, minimum 5'; 20' if abutting residential. H-2 side yards are 5' unless abutting residential, then 10'. Rear yard of H-2 and H-3 is smaller of 30' or 20% of lot depth.

Parking: Reduced from 1/300 sq. ft. to 1/600 sq. ft. and increased distance from 300 feet to 600 feet.

Signs:

			Today			reForm	
			Inside Front Yard	Outside Front Yard		Inside Front Yard	Outside Front Yard
H-3 to H-2	Freestanding	1 per business per frontage OR	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall	1 per business per frontage OR	N/A	100 sq. ft./25 ft. tall
	Center	1 per frontage	N/A	150 sq. ft./35 ft. tall	1 per frontage	N/A	150 sq. ft./35 ft. tall
	Interstate sign	1 if within 660 ft of interstate	150sq. ft./15 ft. tall	300 sq. ft./80 ft. tall	N/A	N/A	N/A